



U.S. ENVIRONMENTAL PROTECTION AGENCY

REGION 1 – NEW ENGLAND

5 POST OFFICE SQUARE, SUITE 100
BOSTON, MASSACHUSETTS 02109-3912

3/15/2019

Howard Gross
P.O. Box 1715
Dover, NH, 03821

Re: U.S. EPA - Region 1 Inspection Report of Howard Gross– 3/01/2019

Dear Mr. Howard Gross:

In accordance with current policy, I am providing you with a copy of the final inspection report summarizing observation made during the 3/01/2019 inspection of your facility/property. This inspection was conducted under the authority of Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992.

Please contact me at 617-918-1739 or alves.jordan@epa.gov if you have any questions.

Sincerely,

Jordan Alves, EPA Inspector
Toxics and Pesticides Unit

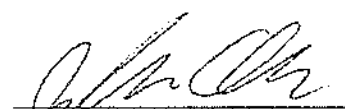
Disclaimer: Unless otherwise noted, this report describes conditions at the facility/property as observed by EPA inspector(s), and/or through records provided to and/or information reported to EPA inspector(s) by facility representatives and as understood by the inspector(s). This report may not capture all operations or activities ongoing at the time of the inspection. This report does not make final determinations on potential areas of concern. Nothing in this report affects EPA's authorities under federal statutes and regulations to pursue further investigation or action.



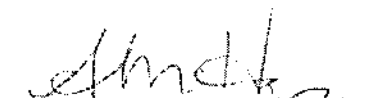
U.S. ENVIRONMENTAL PROTECTION AGENCY
REGION 1 – NEW ENGLAND
5 POST OFFICE SQUARE, SUITE 100
BOSTON, MASSACHUSETTS 02109-3912

1018 Compliance Inspection of
Howard Gross
P.O. Box 1715
Dover, NH, 03821

3/01/2019
Date of Inspection


EPA Inspector
Toxics and Pesticides Unit

3/15/2019
Date Inspection Report Approved/ Finalized


Sharon M. Hayes, Manager
Toxics and Pesticides Unit

3/15/2019
Date Inspection Report Transmitted to Facility

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cc: Unit Manager
ICIS Data entry staff

Inspection Name: Howard Gross

Lead Disclosure Rule Checklist
THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY-REGION I
Section 1018 of Title X – Residential Lead Based Paint Hazard Reduction Act

Entity Information:	Howard Gross P.O. Box 1715 Dover, NH 03821	Date	3/01/2019
Name			
Address:			
Phone:	603-767-2178	Time START	1:00PM
Fax No:	hgatlaw@aol.com		
Cell:			
Other:		Time END	1:30PM
Inspection Location	466 Central Street #9 Dover, NH 03821		
Lead Inspector/ Other Inspector(s)	Jordan Alves		
Inspection Type: Random or Directed (Tip/Complaint/Referral)	Tip/Complaint		

EPA Credential Protocol and Inspection Documents Presented and Signed

- ☒ Inspector Presented EPA credentials
- ☒ *Notice of Inspection* (NOI) signed by EPA official
- ☒ *TSCA Confidential Business Information* (CBI)
- ☒ *Receipt for Documents*

FIRM CONTACTS

Company President, Title, or Landlord name	Howard Gross, Owner/Landlord	<input type="checkbox"/> business card
Company Representative, Title	NA	<input type="checkbox"/> business card
Other Company Principal Owners, Titles	NA	

Inspection Name: Howard Gross

Lead Disclosure Rule Checklist
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Company Representative, Title	NA	<input type="checkbox"/> business card
Other Company Principal Owners, Titles	NA	

Inspection Name: Howard Gross

<i>Other Inspection Attendees, Titles</i>	NA
Person(s) Authorized to sign leases/sales agreements/ disclosure forms	Howard Gross
<i>Registered Agent if LLC</i>	NA
<i>Person who maintains company records</i>	Howard Gross
<i>Other key people (broker, agent, lessor, secretary)</i>	Brian Shaughnessy, SHAUGHNESSY RAICHE, PLLC 24 Eastman Avenue, Suite C3 Bedford, NH 03110
FIRM BACKGROUND INFORMATION	
Firm Name: <u>Howard Gross</u> Is this a dba? <u>No</u> Legal Name _____ <i>Landlords: Are you ever represented by an agent/realtor to rent/sell on your behalf?</i> Agent/Realtor info: <input type="checkbox"/> Collected a sample of management contract(s)/ agreement(s) with landlord(s)/property owner(s) NA <i>Rental agents: How many landlords/ properties do you manage leases for?</i> <u>NA</u> <i>Do you rent/sell properties under other LLCs or companies?</i> <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No If yes: _____ Name of company _____ Primary Address _____ City, State, Zip _____	
<u>How long has firm been in business:</u> <u>Annual Gross Annual Revenue:</u> Primary business operation (i.e. sales, rentals, agent, property management, redevelopment):	Howard Gross has been renting 32 Prospect Ave Somersworth, NH since moving from the property Mr. Gross is primarily a criminal defense attorney. Since moving out of 32 Prospect Ave. Somersworth, NH, Mr. Gross has been renting the single-family home.

Inspection Name: Howard Gross

FIRM – LANDLORD QUESTIONS

Is firm/landlord familiar with the Section 1018 Lead Disclosure Rule?
Note: This is the *Federal* requirement, although states/cities may have similar requirements.

☐ Yes / ☒ No / ☐ n/a

☒ Collected list of all residential buildings/properties owned and/or managed by Entity for the inspection period (~ 2 yr. period)

☒ Yes / ☐ No

How many buildings/properties?

1 pre-1978

How many of these are pre-1978?

1 single-family occupied as of 3/01/2019 (lease signed 9/2018)

How many properties/buildings are currently vacant?

How many **units per property** are owned/managed by the Entity?
(note on the list)

If *managed* by Entity, note the *owner* on the list.

1

What is the **total** number of **units owned/managed** by the Entity?

1

How many of these are **pre-1978**?

1

How many of these are **HUD** units?

NA

How many of the units are currently vacant?

NA

☒ Collect list of all pre-1978 residential units/properties that were rented and/or sold by the Entity during the inspection period

Total number of rented units/properties

Total number of sold units/properties

1

Identify properties to be rented/sold in the future

NA

1018 Disclosure Rule Document Review

Request to collect a random sample of rental and/or sales agreements by residential unit:

☐ Collect 15% of both lease and sales agreements within last 2-year period, with a *minimum* of 5 agreements

☐ Collected more than 15% of both lease and sales agreements within last 2-year period

☒ Collected a single lease agreement that was the subject of the complaint

*Only leases/sales for pre-1978 properties should be collected

*Collect a mix of leases and sales if possible

*If property manager/agent, collect leases/sales from a variety of complexes and owners

*If there are a large number of leases/sales agreements available, scan through and look for variability over time and different properties

*Note if any agreements are for HUD properties

*Leases/sales should be dated within the inspection period

Inspection Name: Howard Gross

If this was a tip/complaint case, collect the tip/complaint contract as one of the contracts collected.

Tip/Complaint address: **32 Prospect Street, Somersworth, NH**

- ☒ Collect the **current** tip/complaint lease
☐ Collect the **tip/complaint** lease if **not** the current lease
☐ Collect one or more **past** leases for the tip/complaint property/unit
☐ If an agent, collect agreements for other units/properties with the same owner as tip/complaint

Total number of lease agreements collected: 1

Total number of sales agreements collected: NA

☒ Enter all leases and sales agreements collected to the Lease and Sales Review Worksheets and fill out accordingly.

****Ask to ensure that all addendums, corrections, attachments, and lead-disclosure records are included with the contracts.**

☐ Collect the agent/management contracts/ agreements between managers/agents/owners for all leases collected

If NO contracts are available to collect, explain why:

☐ Did the firm enter into verbal contracts?

***If leases are from over one year ago and were extended through verbal agreements, ask for a statement of clarification and add to receipt for documents and samples form.**

☒ Other: *Owner manages properties without a management firm*

☒ Inspector should write this reason on the receipt for documents. Inspector should also list any documents to be provided to EPA after the inspection and a **hard deadline should be provided**. Firm representative should attest to this on the receipt for documents.

Property Maintenance and RRP Related Questions

☒ Ask the following questions about Maintenance operations:

Do you do work (i.e. renovations, maintenance, repairs) on any of the pre-1978 properties you own/manage?

☐ Yes / ☒ No / ☐ n/a

If Yes, do you:

☒ Hire a company; Names of company(s): RPM Property Management going forward ☐ Do the work yourself
☐ Have employees to do the work for you

Inspection Name: Howard Gross

*The answers to these questions may prompt a RRP inspection and/or providing compliance assistance.
Do you use RRP certified firms and renovators? If yes, consider conducting RRP inspection.

☐ **RRP Inspection conducted (attach copy of "U.S. EPA Region I RRP Inspection Checklist")**

RRP Inspection not conducted with Painter (Rainbow Painters) as of 3/1/2019. Bud Aiken to be re-inspected as soon as possible.

Notes on Maintenance Operations and RRP:

Mr. Gross independently hired contractors to perform maintenance and upkeep to his property at 32 Prospect Street Somersworth, NH. Plumbing, electrical, and painting contractors may or may not have disturbed the threshold amount of painted surfaces prompting an RRP investigation. In mid-late September, Rainbow Painters performed pressure washing activities to the property. At the time of the site visit, a representative of Rainbow Painters was not available to discuss the scope of work. EPA will be further investigating this work.

Compliance Assistance/Outreach Summary:

☐ 1018 Realtor/Landlord Compliance Assistance Package

☐ Contractor's Compliance Assistance Package

☒ Combination RI Lead Outreach Packet with 1018 and RRP Compliance Assistance

Additional Compliance Assistance Offered / Questions asked by firm:

Ask LLs /Property Manager if they belong to any landlord/agent/property manager/other associations?
None

1018 Lead Disclosure Rule Inspection Summary/Notes:

Early Warning/Notifications Issued during Inspection/or Post-Inspection:

Notice of Potential Violations forms completed:

☐ "Notice of Potential Violations for the Federal Lead Disclosure Rule" date completed/issued;

*To be issued on 3/5/2019

☐ "Notice of Potential Violations for the Federal Renovation, Repair, and Painting (RRP) Rule" date completed/issued.

Inspector's Signature: Jordan Alves Date: 3/04/2019

Time of Departure: 1:30PM

Inspection Name: Howard Gross

NOTES:
See attached disclosure matrix for a summary of disclosures.

Inspection Name: Howard Gross

Inspection Notes, Observations, Follow-up Actions requested, etc. (continued):

Mr. Gross was unaware of the lead disclosure requirements as well as the RRP requirements. The lease collected contain no disclosures or reports of any kind. An EPA approved pamphlet was not given prior the leases being signed. Mr. Gross has hired a property management company to manage the subject property going forward.

At the time of the inspection the minor occupants included:

Grace – 15 Years old

Camden- 13 Years old

Ryan- 11 Years old

Logan- 8 Years old (2.3 BLL)

Ella- 1 year old (6 BLL)

Tony Jr- 2 Weeks old (4.8 BLL)

Information Requested:

-Contract or proof of payment including scope of work between Mr. Gross and Rainbow Painters for pressure washing work done in 9/2018

-Names and contact information for contractors that performed recent renovation work at the subject property including but not limited to the kick heater installation done and any recent electrical upgrades.

Inspection Name: Howard Gross

Lease #	1
Lease date	9/01/2018
Property Address	32 Prospect Street, Somersworth, NH
Property Build Date	Est. 1850 (City Assessor Records)
Names of lessor/landlord and lessee?	Gross/Luciani
Agent to lessor involved?	Not at signing
Children under 6 or pregnant woman	yes
Children between 6 and 18	yes
Children Unknown	n/a
Lead Warning Statement	None
Statement of Presence/Knowledge of Lead-Based Paint	None
List of Records/Reports of Lead-Based Paint	No Reports
Lessee's acknowledgment of receipt of information, records, and reports listed (if applicable)	n/a
Was <i>Protect Your Family</i> pamphlet provided to lessee?	No
Lessee's acknowledgment of receipt of pamphlet	None
Statement regarding agent informing lessor of obligation (if applicable)	n/a
Signature of lessor, lessee (and agent, if applicable) certifying accuracy	Yes

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Underp Value
FFL	1ST FLOOR	1,932	51.690	99,872
BMT	BASEMENT	1,877	11.370	21,346
SFL	2ND FLOOR	1,739	51.690	89,896
UAT	ATTIC-UNFN	522	20.680	10,787
WOK	WOOD DECK	249	11.310	2,815
OPF	OPEN PORCH	213	15.810	3,369

Net Sketched Area: 6,532
 3671 Gross Ave
 7749 Fin Area
 Total: 228,085
 3671

SUB AREA DETAIL

Sub	%	Descrip	%	On #	Tem
Area	Ush	Type			



11 74 0
Map Block Lot

1 of 1
CARD RESIDENTIAL

City of Somersworth - NH
APPROX: 209,000 / Total Parcel
USE VALUE: 209,000 / Total Parcel
ASSESSED: 209,000 / Total Parcel

PROPERTY LOCATION

No 32 Alt No PROSPECT ST SOMERSWORTH

Direction/Street/City

Unit #

MEMBERSHIP

Member 1: GROSS HOWARD + JOAN

Member 2:

Member 3:

Real 1: C/O REAL PROPERTY MANAGEMENT

Real 2: 466 CENTRAL AVE SUITE 7

City: DOVER

State: NH

Postal: 03820

Owner: JOAN M. JACKMAN

Owner: GROSS HOWARD

Real 1: PO BOX 1715

City: DOVER

State: NH

Postal: 03821-1715

Parcel contains .341 ACRES of land mainly classified as

FAM with a OLD STYLE Building built about 1850, having

ally ALUMINUM Exterior and 3671 Square Feet, with 1

2 Baths, 0 3/4 Bath, 1 Half Bath, 11 Rooms, and 4 Bedrooms.

HER ASSESSMENTS

Assessment Amount Com. Int.

Assessment Amount Com. Int.

Assessment Amount Com. Int.

Assessment Amount Com. Int.

Assessment Amount Com. Int.

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Assessment Amount Com. Int.

IN PROCESS APPRAISAL SUMMARY

Use Code Land Size Building Value Yard Items Land Value Total Value

101 0.341 151,300 57,700 209,000

Total Card 0.341 151,300 57,700 209,000

Total Parcel 0.341 151,300 57,700 209,000

Source Market Adj Cost Total Value per Sq. unit Card Parcel 56.93

Parcel ID 11740

Legal Description

Entered Lot Size

Total Land

Land Unit Type

Inspr Date

Inspr Date

Inspr Date

Inspr Date

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PREVIOUS ASSESSMENT

Tax Yr Use Cat Bldg Value Yrd Items Land Value Total Value Assessed Value

2018 101 FV 151,200 0 341 57,700 208,900 208,900 Year End Roll

2017 101 FV 151,200 0 341 57,700 208,900 208,900 Year End Roll

2016 101 FV 151,200 0 341 57,700 208,900 208,900 Year End Roll

2015 101 FV 151,200 0 341 57,700 208,900 208,900 Year End Roll

2014 101 FV 151,200 0 341 57,700 208,900 208,900 Year End Roll

2013 101 FV 151,200 0 341 57,700 208,900 208,900 Year End Roll

2012 101 FV 151,200 0 341 57,700 208,900 208,900 Year End Roll

2011 101 FV 151,200 0 341 57,700 208,900 208,900 Year End Roll

2010 101 FV 151,200 0 341 57,700 208,900 208,900 Year End Roll

2009 101 FV 151,200 0 341 57,700 208,900 208,900 Year End Roll

2008 101 FV 151,200 0 341 57,700 208,900 208,900 Year End Roll

2007 101 FV 151,200 0 341 57,700 208,900 208,900 Year End Roll

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1986 101 FV 151,200 0 341 57,700 208,900 208,900 Year End Roll

1985 101 FV 151,200 0 341 57,700 208,900 208,900 Year End Roll

SALES INFORMATION

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif

JACKMAN JOAN M. 4073-0784 11/28/2012 FAMILY No No

JACKMAN JOAN M. 2187-636 4/7/2000 FAMILY No No

JACKMAN JOHN J. 1941-338 7/29/1997 FAMILY No No

JACKMAN JOHN J. 1138-37 7/10/1994 FAMILY No No

JACKMAN JOHN J. 70-900 No No

JACKMAN JOHN J. 70-900 No No

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BUILDING PERMITS

Date Number Descrp Amount C/O Last Visil Fed Code F Descrp Comment

11/22/2004 3890 MANUAL 2,000 C 3/29/2005 REPLACE WINDOWS

5/7/2003 2822 MANUAL 5,000 C 3/25/2004 REPLACE FRONT PORC

6/19/2001 1964 MANUAL 2,500 C REBUILD OFF

6/19/2001 1964 MANUAL 2,500 C REBUILD OFF

6/19/2001 1964 MANUAL 2,500 C REBUILD OFF

6/19/2001 1964 MANUAL 2,500 C REBUILD OFF

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ACTIVITY INFORMATION

Date Result By

10/5/2017 INSPECTED 748 B HATHORN

3/27/2015 MEAS-INSPECTD 748 B HATHORN

9/18/2014 CHG@HEARING 745 MB WALKER

7/11/2014 FIELD REVIEW 743 RON DOYON

12/7/2012 FIELD REVIEW 743 RON DOYON

9/11/2012 FIELD REVIEW 748 B HATHORN

6/17/2011 INSPECTED 737 JAN CARLUTH

5/6/2011 MEASURED 743 RON DOYON

10/23/2009 FIELD REVIEW 742 TIM COLEMAN

10/23/2009 FIELD REVIEW 742 TIM COLEMAN

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10/23/2009 FIELD REVIEW 742 TIM COLEMAN



Patriot Properties Inc.

USER DEFINED

Prior id # 1: 1213

Prior id # 2: 13921

Prior id # 3: 13921

Prior id # 4: 13921

Prior id # 5: 13921

Prior id # 6: 13921

Prior id # 7: 13921

Prior id # 8: 13921

Prior id # 9: 13921

Prior id # 10: 13921

Prior id # 11: 13921

Prior id # 12: 13921

Prior id # 13: 13921

Prior id # 14: 13921

Prior id # 15: 13921</